

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by B-Quad-T Holdings, LLC submitted on June 29, 2022.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Patrick Perry on June 29, 2022, regarding a ±0.66 acre tract of land located at 1091 Park Drive in the 221st G.M.D., Oconee County, Georgia, (tax parcel no. B-06K-009B), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to reduce the required 50-foot incompatible land use buffer to 5 feet.

Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

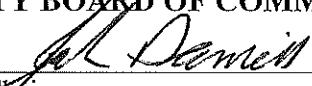
SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on September 13, 2022.


ADOPTED AND APPROVED, this 13th day of September, 2022.

OCONEE COUNTY BOARD OF COMMISSIONERS

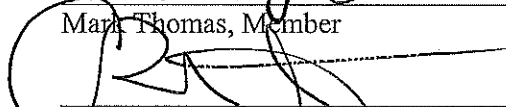
BY:



John Daniell, Chairman



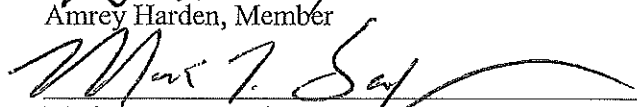
Mark Thomas, Member



Chuck Horton, Member



Amrey Harden, Member



Mark Saxon, Member

ATTEST:

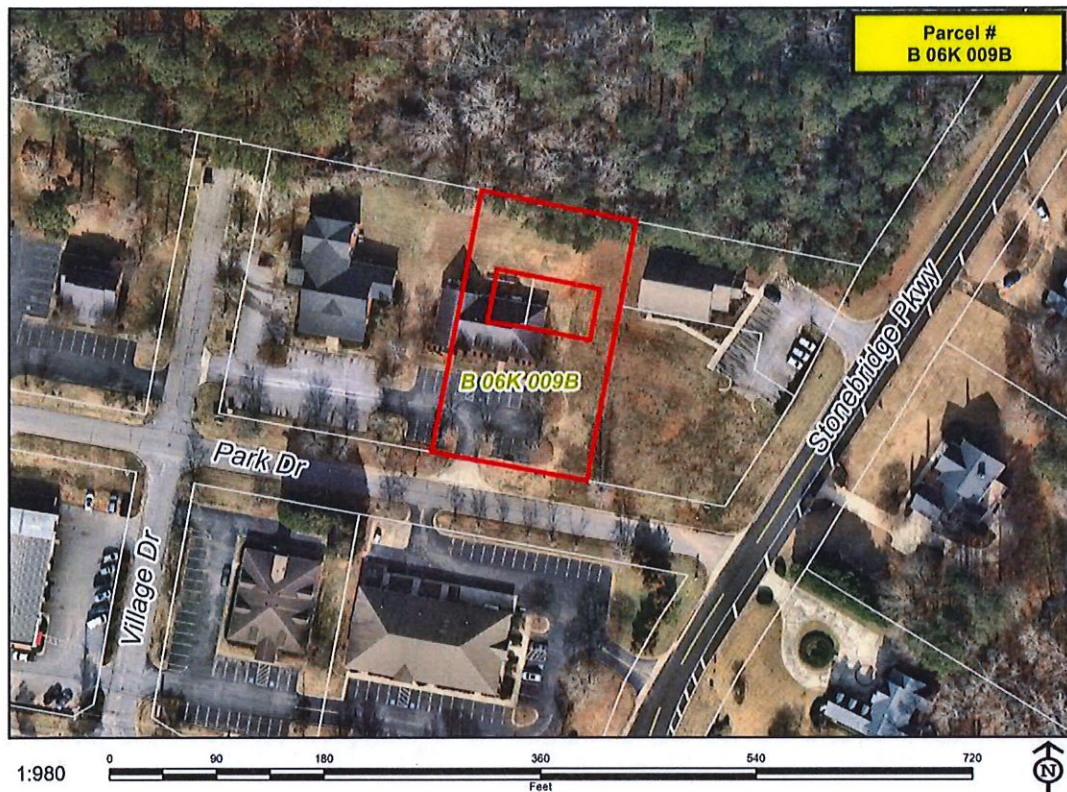


Holly Stephenson
Clerk, Board of Commissioners

CONDITION

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, and other documents submitted and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.
2. The nine proposed parking spaces along the rear property line adjacent to the Village of Stonebridge conservation area shall be constructed of pervious or porous pavement or equivalent as approved by the Public Works Director.

TAX MAP



LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in the 221st district, G.M., Oconee County, Georgia, containing 0.665 acres, being known and designated as Lot 9B, Stonebridge Business Park Phase I and being more particularly shown on that certain plat of survey entitled "Survey For: G & C Condominium" dated June 25, 2002, prepared by Woods & Chastain Surveyors, Inc., said plat being recorded in the Office of the Clerk or Superior Court, Oconee County, Georgia, and being more particularly described as follows, to wit:

Beginning at an iron pin located on the northerly side of Park Drive right- of- way, said iron pin located 117' feet West of the intersection of the rights-of-way of Park Drive and Stonebridge Parkway as measured along the northerly side of Park Drive and running thence along the northerly side of Park Drive North 79 degrees 26 minutes 50 seconds West 133.11 feet to an iron pin; thence leaving the northerly side of Park Drive and running North 10 degrees 31 minutes 51 seconds East 217.58 feet to an iron pin; running thence South 79 degrees 31 minutes 56 seconds East 132.94 feet to an iron pin; running thence South 10 degrees 29 minutes 16 seconds West 217.78 feet to the beginning iron pin.

NARRATIVE

INTRODUCTION

Variance(s) requested: Two Special Exception Variances are requested to allow 11 new parking spaces on the subject property. One variance is requested for reduction of the 50-ft buffer required by UDC Section 806, Table 8.1. The second variance requested is to allow the on-site parking to exceed the maximum parking spaces allowed per UDC Section 604.01.

Property Address: 1091 Park Drive Watkinsville, GA 30677

Parcel Info: Parcel B 06 009B / 0.66 Acres

Existing / Proposed Zoning: B-1

Existing / Proposed Use: Counseling office & Dental office

VARIANCE REQUEST NARRATIVE

The subject property contains a 3,800 square foot building that is currently being used as a counseling office and pediatric dentistry office by the property owners. These two businesses are typically staffed by approximately 10-12 people during the business day and require a parking space for each employee. With an existing parking lot capacity of 19 spaces, there is currently a shortage of available patient parking spaces as 10-12 parking spaces are needed for employee parking.

Due to the lack of spaces and the required demand, the owners propose to add 11 asphalt parking spaces behind their building for use by employees. Original site development plans proposed additional parking in this location, but this parking was never constructed. While all the surrounding adjacent property was initially zoned for commercial use, the property to the north was recently rezoned as the Village at Stonebridge for residential use. As a result, the rezone of the adjacent property for residential use imposed a 50-ft Incompatible use buffer where the new parking is proposed. For this reason, a variance is requested from Section 806 to reduce the 50-ft buffer on the subject property to 5-ft.

In addition to the 5-ft proposed buffer on the subject property, the forested area on the adjacent property was placed into a permanent conservation easement when that property was rezoned from commercial to residential. This conservation area provides a significant buffer with a minimum width of 140-feet between the subject property and the closest residential building lot. It should also be noted that the buildings on properties to the west and east were constructed prior to the rezone of the residential property and are located within the imposed 50-ft buffer.

A second variance is also requested to exceed the maximum allowed parking. Per UDC Section 604 Table 6.1 *Minimum Off-Street Parking Spaces Required by Use*, parking spaces for medical offices shall be provided at rate of 1 space / 300 square feet of gross floor area. The existing building is 3,800 square feet with minimum parking space requirement of 13 spaces. Pursuant to UDC Section 604.01a, the maximum number of parking shall not exceed the minimum by 110%. This results in maximum number of 14 spaces allowed. Since the maximum

number of parking spaces is already exceed by on-site parking, a variance to UDC Section 604.01 is requested for the proposed asphalt parking spaces.

STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL

Pursuant to Oconee County UDC Section 1303.3 a special exception variance may be granted upon finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good; and

Granting a variance for additional parking spaces with a reduced buffer will not cause substantial detriment to the public good.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

Granting a variance for additional parking spaces with a reduced buffer will not be injurious to the use and enjoyment of the environment or property in the immediate area.

- c. Would not diminish and impair property values within the surrounding neighborhood; and

Granting a variance for additional parking spaces with a reduced buffer will not diminish nor impair property values within the surrounding neighborhood.

- d. Would not impair the purpose and intent of this Development Code.

Granting a variance for additional parking spaces with a reduced buffer will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R1 Undeveloped

WEST: B1 Commercial

SOUTH: B1 Commercial

EAST: B1 Commercial

CONCLUSION

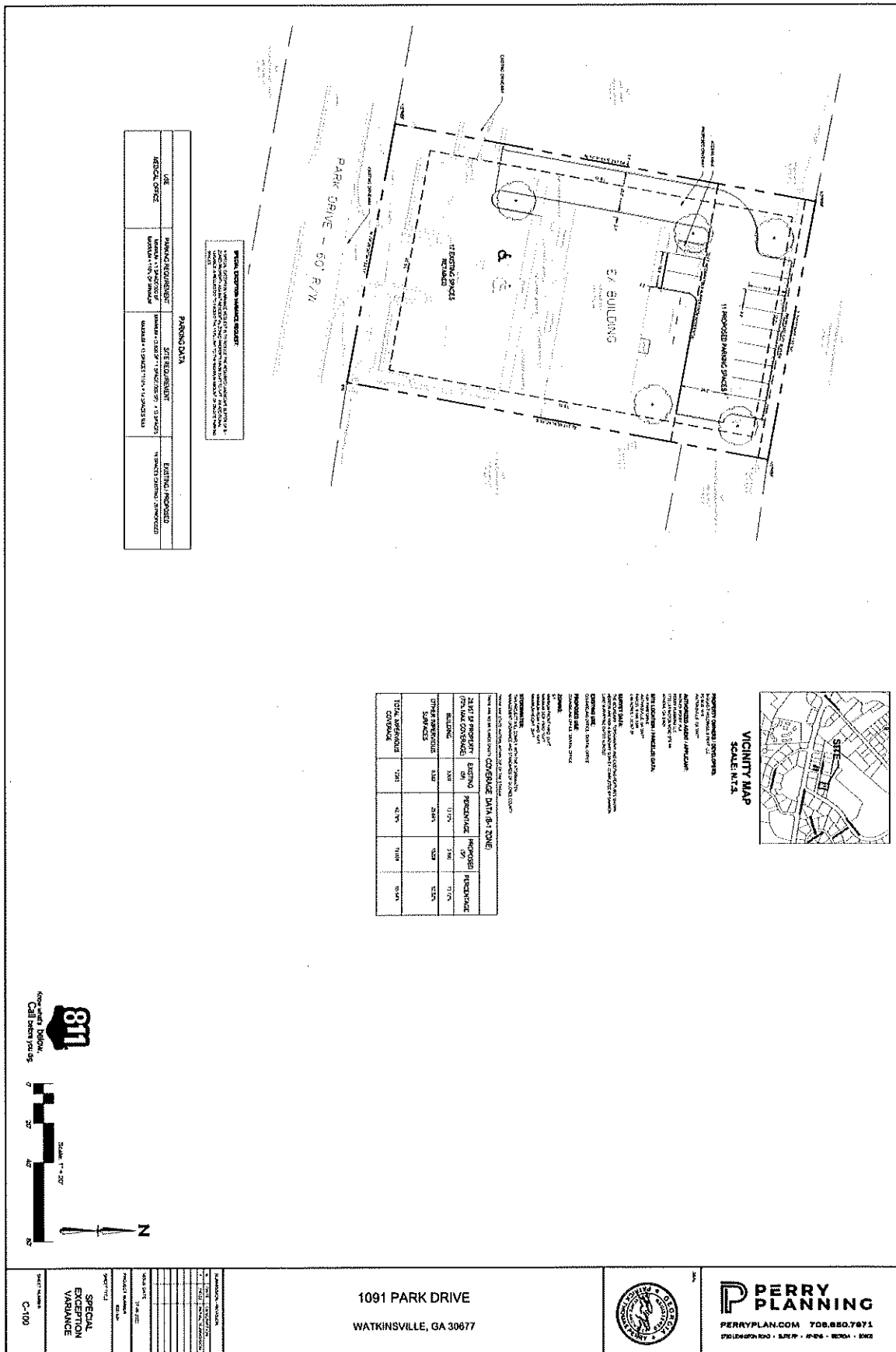
The owners of the subject property operate businesses that have provided critical care services to the residents of Oconee County for many years. As the population of Oconee County has grown, the businesses have also grown and need additional parking spaces. Granting a special exception variance to allow 11 new asphalt parking spaces will be significant relief and meet the standards outlined for approval.

Page 3 of 4

PLAT

[illegible]

CONCEPT PLAN





Planning Department
Oconee County, Georgia
STAFF REPORT

VARIANCE CASE #: P22-0159

DATE: September 2, 2022

STAFF REPORT BY: Guy Herring, Planning Director
Monica Davis, Planner

APPLICANT NAME: Patrick Perry

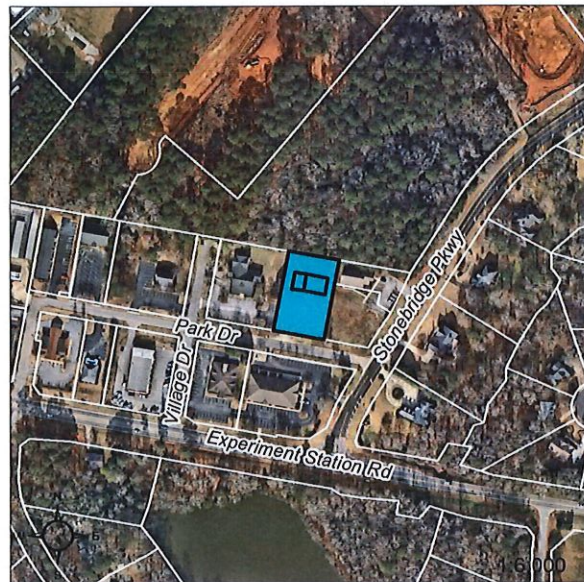
PROPERTY OWNER: B-Quad-T Holdings, LLC &
Pert, LLC

LOCATION: 1091 Park Drive

PARCEL SIZE: ±0.66 acres

EXISTING ZONING: B-1 (General Business District)

EXISTING LAND USE: Medical Office



TYPE OF VARIANCE REQUESTED: Special Exception Variance

REQUEST SUMMARY: The property owner requests a variance from UDC Sec. 806 and UDC Table 8.1 to reduce the required 50-foot incompatible land use buffer to 5 feet. The subject property is also included in companion special exception variance #P22-0164 to increase the allowable parking spaces from 14 to 28.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 13, 2022

ATTACHMENTS: Application
Narrative
Aerial Imagery
Zoning Map
Future Development Map
Plat
Concept Plan
Submitted Final Plat for the Village of Stonebridge



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Oconee County, Georgia
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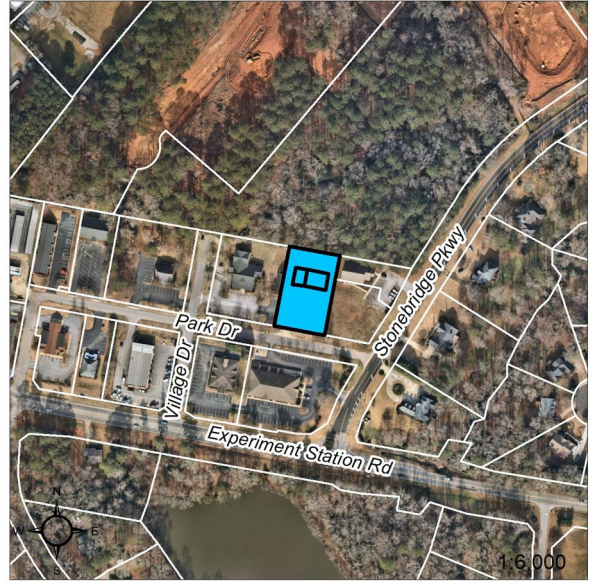
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BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property was rezoned from AR to B-1 on 03/07/1989 for a commercial development.

VARIANCE DESCRIPTION

- The applicant requests to reduce the required 50-foot incompatible land use buffer to 5 feet along the rear property line, as shown on the concept plan.
 - UDC Section 806 – Buffers; where required.*
 - A buffer meeting or exceeding the following widths shall be required between any multi-family or nonresidential development project along a side or rear lot line that abuts a less intense land use, as follows:*

Table 8.1: Situations Where Buffer Required					
② Along a side or rear lot line next to this less intense use or zoning ↓	① Provide a buffer on the lot of this use ↓ ↓ ↓ ↓ ↓				
	1- or 2-Family Residence	Multi-Family	Office or Institutional	Commercial	Industrial
AG Agricultural land, or Active Agricultural use in any zoning district	N/A ¹	15 feet ¹	15 feet	15 feet	25 feet
1- or 2-Family Residential ²	None	25 feet	25 feet	50 feet	100 feet
Multi-Family Residential	None	None	25 feet	25 feet	50 feet
Office, Institutional, Commercial or Industrial	None	None	None	None	None
¹ See separation requirements for certain uses in Article 3.					
² Includes any land zoned AR-3, AR, R-1, or R-2, and any 1- or 2-Family Residential use zoned AG or R-3.					

PUBLIC FACILITIES

- The present request should not affect county services, facilities, and infrastructure.

ENVIRONMENTAL

- A conservation area and state waters exist on the adjacent site as shown in the below submitted final plat exhibit for the Village of Stonebridge. No development is proposed in the conservation area and all the environmental buffers would be maintained.
- No 100-year flood plain or jurisdictional wetlands are known to exist on the site.

STAFF ANALYSIS

Special exception variances may be granted upon findings that, if granted, the relief will not cause an occurrence of any of the following:

- Special Exception Variance no. P22-0159, B-Quad-T Holdings, LLC & Pert, LLC, Page 3 of 4*

The intent of UDC Section 806 is to protect lower intensity land uses from potential negative impacts of adjacent higher intensity land uses. However, the adjacent residential subdivision has a 10-acre conservation area adjacent to the subject property. Staff holds that the present request should not impair the purpose and intent of this Development Code.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for special exception variance approval, this request **does meet all necessary conditions** to grant a special exception variance. Should the present request be approved, staff recommends the following conditions to be fulfilled at the owner/developer's expense.

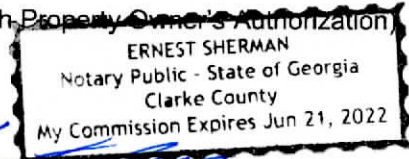
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OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- ☐ Hardship Variance ☐ Appeal of Administrative Decision ☐ Flood Damage Prevention Variance
- ☒ Special Exception for: Reduction of 50-ft incompatible land use buffer & to exceed the maximum allowed parking

ApplicantName: Patrick PerryAddress: 1720 Lexington Road Suite PP
(No P.O. Boxes)
Athens, GA 30605Telephone: 706-850-7971Email: patrick@perryplan.com**Applicant is** (check one): ☐ the Property Owner ☒ Not the Property Owner (attach Property Owner's Authorization)**Applicant's Certification:** I hereby certify that the information contained in and attached to this application is true and correct.Signature: Date: 6-16-2022 Notarized: **Property Owner**Name: B-QUAD-T HOLDINGS, LLC & PERT, LLCAddress: 1280 Ivywood Drive
(No P.O. Boxes)
Athens, GA 30606Telephone: 706-546-7550**Property**Location: 1091 Park Drive
Watkinsville, GA 30677Tax Parcel Number: B-06K-009BSize (Acres): 0.66 Current Zoning: B-1Future Development Map—Character Area Designation: Civic Center**Use**Current Use: Counseling Office / Dental OfficeProposed Use: Counseling Office / Dental Office**Attachments** (check all that apply)

- ☒ Property Owner's Authorization (if applicable)
- ☐ Application Fee
- ☒ Warranty Deed(s), Legal Description, & Plat of Survey
- ☒ Disclosures
- ☒ Maps or Drawings Illustrating Variance Request
- ☒ Narrative Statement Explaining Variance Request
- ☒ Concept Plan

Appeal or Variance Requested*Provide the code section and briefly explain the requested variance*

VARIANCE TO BUFFER PER SEC 806

TABLE 8.1 & VARIANCE TO MAXIMUM

PARKING PER SEC 604.04

SEE NARRATIVE FOR DESCRIPTION

OF REQUESTED VARIANCES

1091 PARK DRIVE
SPECIAL EXCEPTION VARIANCE SUBMITTED 07/25/2022

INTRODUCTION

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Granting a variance for additional parking spaces with a reduced buffer will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R1 Undeveloped

WEST: B1 Commercial

SOUTH: B1 Commercial

EAST: B1 Commercial

CONCLUSION

The owners of the subject property operate businesses that have provided critical care services to the residents of Oconee County for many years. As the population of Oconee County has grown, the businesses have also grown and need additional parking spaces. Granting a special exception variance to allow 11 new asphalt parking spaces will be significant relief and meet the standards outlined for approval.

Variance # P22-0159 - B Quad T Holdings, LLC and Pert, LLC

Parcel #
B 06K 009B

B 06K 009B

Village Dr

Park Dr

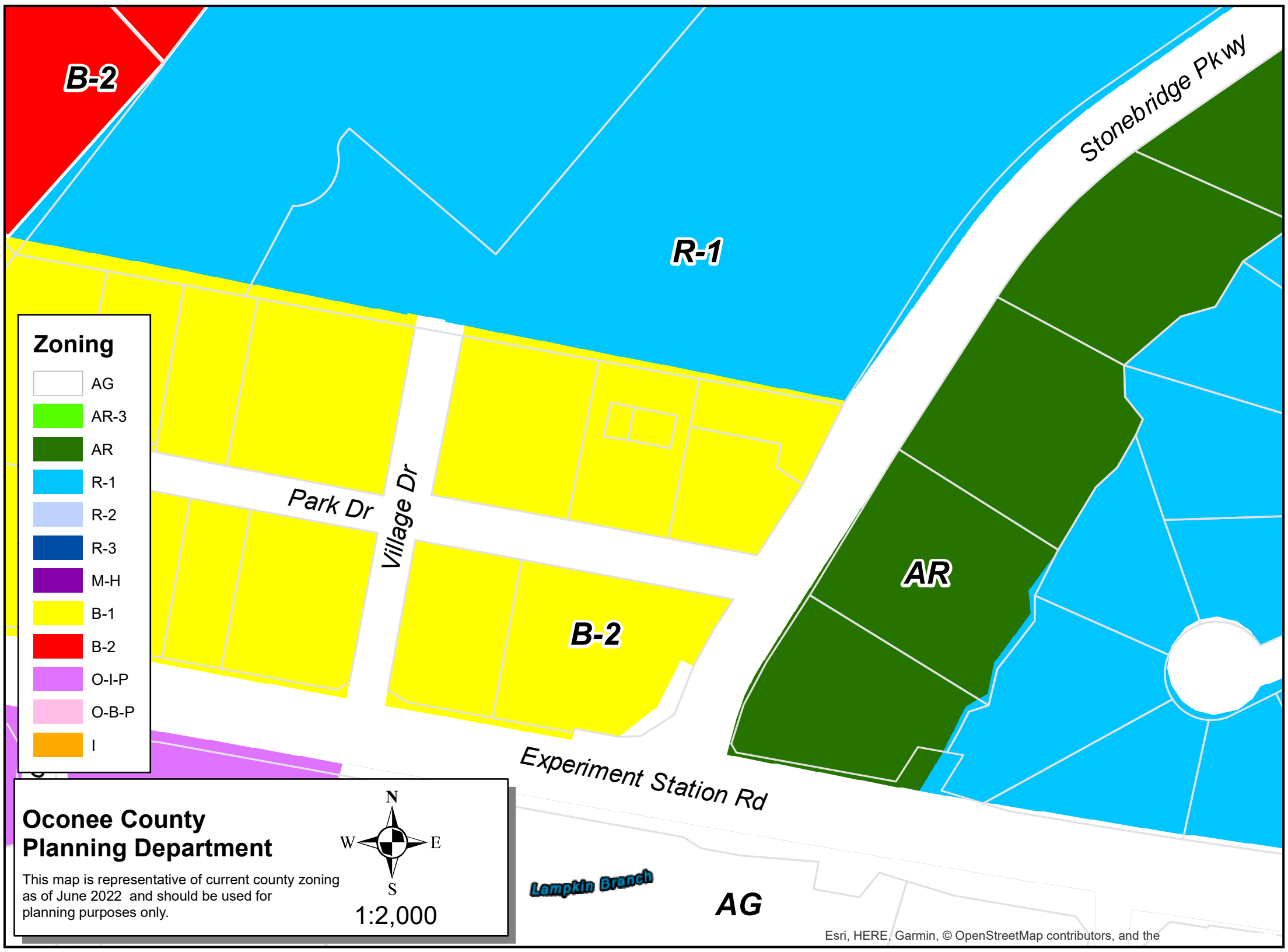
Stonebridge Pkwy



1:980

0 90 180 360 540 720

Feet



B-2

R-1

Stonebridge Pkwy

Zoning

- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

Park Dr

Village Dr

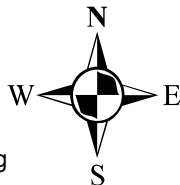
B-2

AR

Experiment Station Rd

**Oconee County
Planning Department**

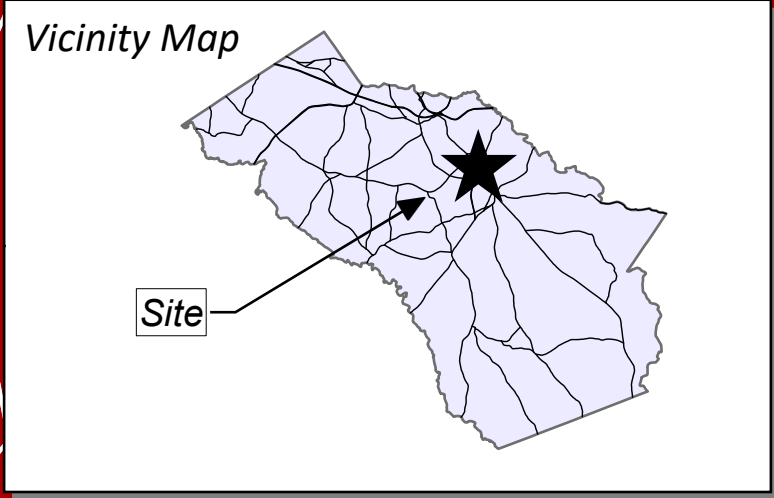
This map is representative of current county zoning
as of June 2022 and should be used for
planning purposes only.



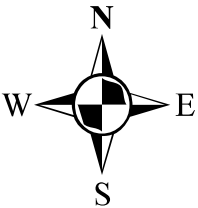
1:2,000

Lampkin Branch

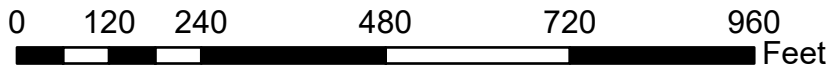
AG



Oconee County Planning Department



This map is a representation of the future development map and should be used for planning purposes only



Civic Center

Suburban Neighborhood

ATHENS REGIONAL HEALTH RESOURCES, INC.
ZONED C1P PD

I hereby certify that the streets, utilities, and other required improvements in this subdivision have been installed in an acceptable manner and meet all the requirements of the land subdivision regulations of Oconee County, Georgia.

M. Davis
Chairman, Board of Commissioners, Oconee County

Date

LOT 9A
JAMES P. & KELLI D. WHIPPLE
ZONED B1

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meets the requirements of the Oconee Co. Utility Department.

Date 8/28/02
[Signature]
Department Head, OCUO

OCONEE COUNTY BUILDING OFFICIAL
DATE APPROVED 8/28/02
[Signature]

PROPERTY OWNER:
PERRY G. ATCOCK & R. LAWRENCE GEORGE
1520 JENNINGS HILL ROAD
BOGART, GA 30622

DEVELOPER/CONTACT PERSON:
R. LAWRENCE GEORGE
1520 JENNINGS HILL ROAD
BOGART, GA 30622
(706)-359-1406

AUTHORIZED AGENT:
BEALL, SCHENKER & CO.
1501 JENNINGS HILL ROAD
BUILDING 300 SUITE A
(706)-343-0101

REFERENCES:

- 1) SURVEY FOR HAUSH ENTERPRISES, L.P.
BY LANDMARK ENGINEERING CORPORATION
DATED MAY 24, 2001
- 2) PLAT FOR STONEBRIDGE BUSINESS PARK PHASE I
BY BEN MILLEROT & ASSOCIATES, INC.
DATED APRIL 1, 1997.

STREET ADDRESS:
1041 PARK DRIVE

LOT 9B
STONEBRIDGE BUSINESS PARK PHASE I

THIS PROPERTY IS ZONED B-1
TAX MAP PARCEL B-5K-183
THERE ARE NO NEW BUILDINGS BEING PROPOSED
TOTAL NUMBER OF EXISTING BUILDINGS: ONE
THE PROPOSED USE OF THIS PROPERTY IS: OFFICE BUILDING
TOTAL AREA OF PROPERTY IS 0.665 ACRES
TOTAL NUMBER OF LOTS: 1
TOTAL NUMBER OF UNITS: TWO
THERE ARE NO NEW UNITS BEING PROPOSED
SQUARE FOOTAGE OF BUILDING IS 3040 SQ. FT.
SQUARE FOOTAGE OF UNIT A IS 2432 SQ. FT.
SQUARE FOOTAGE OF UNIT B IS 1408

SEWAGE DISPOSAL:
EX. SERVICE (Sanitary Sewer Connection) TO SERVE BOTH UNITS
WITH THE CONDOMINIUM ASSOCIATION AS THE SINGLE CUSTOMER.

WATER SUPPLY:
EX. SINGLE METER (Oconee County Meter) TO SERVE BOTH UNITS
WITH THE CONDOMINIUM ASSOCIATION AS THE SINGLE CUSTOMER.

GARBAGE DISPOSAL: EXISTING (PRIVATE CONTRACTOR)

THERE ARE NO NEW UTILITIES BEING PROPOSED
ALL UTILITIES ARE EXISTING.

SURFACE DRAINAGE:
STORM WATER RUNOFF WILL NOT BE AFFECTED.
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH
OCONEE COUNTY ORDINANCE AND REGULATIONS.

I CERTIFY THE ACCURACY OF THIS SURVEY AND ITS COMPLIANCE WITH THE OFFICIAL CODE OF GEORGIA ANNOTED SECTION 44-3-83 (a).

[Signature]

F.I.R.M. Community Panel No. 130453 0040 B
Effective Date: JULY 17, 1999

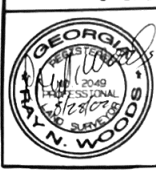
THIS LOT IS NOT LOCATED IN A 100
YEAR FLOOD PLAIN
[Signature]

It is hereby certified that this plat is true and that all monuments shown hereon actually exist, and that all surveying requirements of the land subdivision regulations of Oconee Co., GA have been fully complied with.

[Signature] 2049
R.L.S. Number

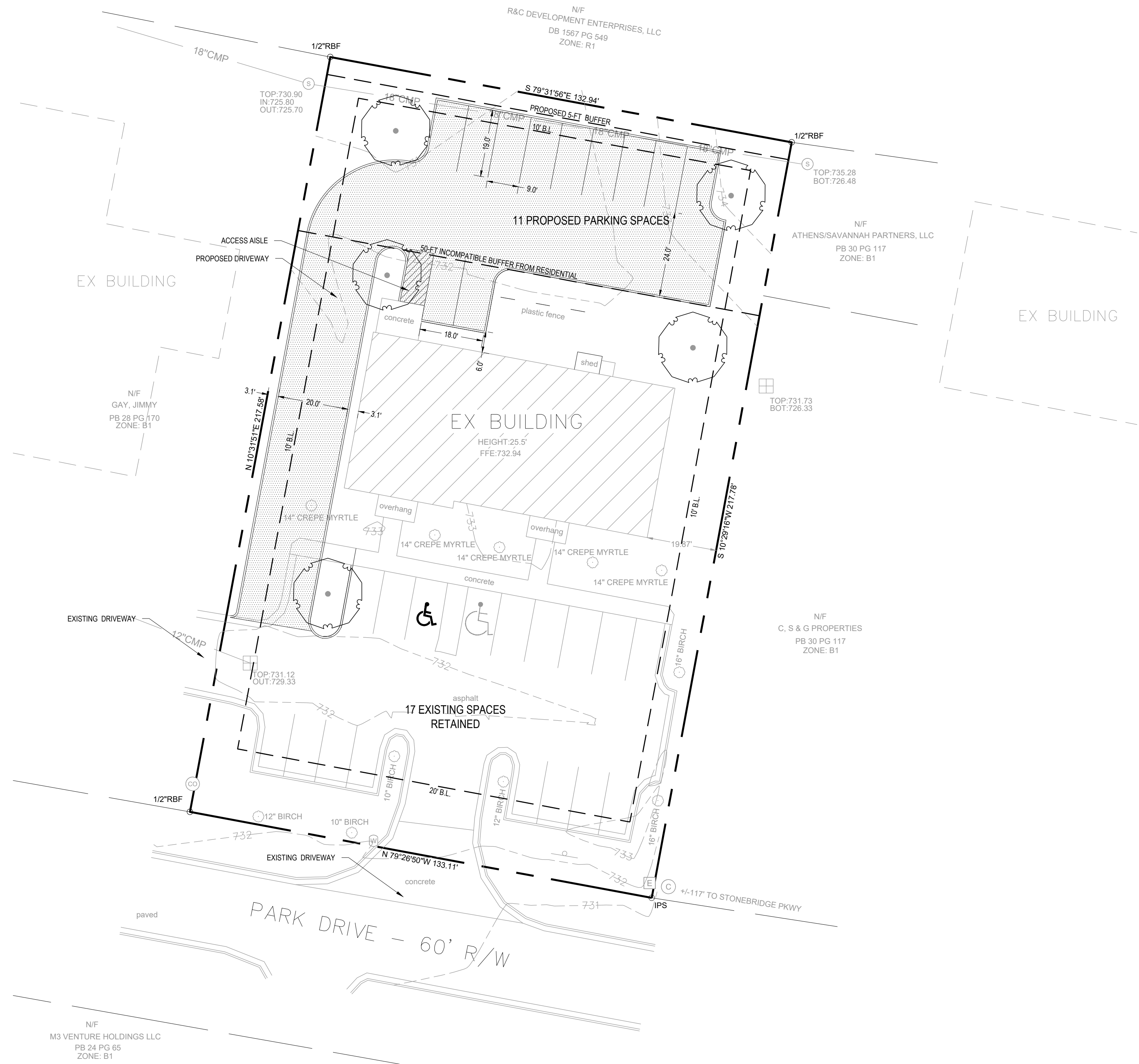


● IFF-Iron Pin Found ○ IFF-Iron Pin Set ⊕ - Traverse Point ☒ R/W Monument



CONDOMINIUM PLAT FOR G & C CONDOMINIUM, ASSOCIATION					
BOOK	221	COUNTY	OCONEE	STATE	GEORGIA
DATE	08-21-02				
INSTRUMENT	LEICA				
PLAT CLOSURE	1/46.53				
FIELD CLOSURE	1/46.53				
ANGLE CLOSURE	N/A				
DRAWN BY: MIKE PL					
ENG. NAME: TERRY					
FIELD BOOK: P-100					
WOODS & CHASTAIN SURVEYORS, INC. PROFESSIONAL LAND SURVEYORS 125 SMITHSONIA ROAD WINTERVILLE, GEORGIA 30683 (706) 46-8836					





SPECIAL EXCEPTION VARIANCE REQUEST:
A SPECIAL EXCEPTION VARIANCE REQUEST IS TO REDUCE THE REQUIRED LANDSCAPE BUFFER OF B-1 ZONED PROPERTY AGAINST RESIDENTIAL ZONED PROPERTY FROM 50-FT TO 5-FT. AN ADDITIONAL VARIANCE IS REQUESTED TO EXCEED THE 110% LIMIT TO THE MAXIMUM AMOUNT OF ON-SITE PARKING SPACES

PARKING DATA			
USE	PARKING REQUIREMENT	SITE REQUIREMENT	EXISTING / PROPOSED
MEDICAL OFFICE	MINIMUM = 1 SPACE/300 SF MAXIMUM = 110% OF MINIMUM	MINIMUM = (3,800 SF * 1 SPACE /300 SF) = 13 SPACES	19 SPACES EXISTING / 28 PROPOSED
		MAXIMUM = 13 SPACES *110% = 14 SPACES MAX	



VICINITY MAP
SCALE: N.T.S.

PROPERTY OWNERS / DEVELOPERS:
B-QUAD-T HOLDINGS, & PERT, LLC
PO BOX 1619
WATKINSVILLE, GA 30677

AUTHORIZED AGENT / APPLICANT:
PATRICK PERRY, PLA
PERRY PLANNING LLC
1720 LEXINGTON ROAD STE PP
ATHENS, GA 30605

SITE LOCATION / PARCEL(S) DATA:
1091 PARK DRIVE
WATKINSVILLE, GA 30677
PARCEL B 06K 0098
0.66 ACRES / 28,957 SF

SURVEY DATA:
THE BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES SHOWN
HEREON ARE PER A BOUNDARY SURVEY COMPLETED BY GARMON
LAND SURVEYING DATED 4/28/2022

EXISTING USE:
COUNSELING OFFICE / DENTAL OFFICE

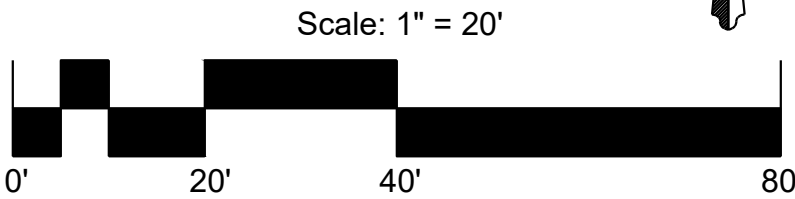
PROPOSED USE:
COUNSELING OFFICE / DENTAL OFFICE

ZONING:
B-1
MINIMUM FRONT YARD: 20-FT
MINIMUM SIDE YARD: 10-FT
MINIMUM REAR YARD: 10-FT
MAXIMUM HEIGHT: 35-FT

STORMWATER:
THIS PROJECT WILL COMPLY WITH THE STORMWATER
MANAGEMENT ORDINANCE AND STANDARDS OF OCONEE COUNTY.

THERE ARE STATE WATERS WITHIN 200' OF THE STREAM

THERE ARE NO WETLANDS ONSITE. COVERAGE DATA (B-1 ZONE)				
28,957 SF PROPERTY (70% MAX COVERAGE)	EXISTING (SF)	PERCENTAGE	PROPOSED (SF)	PERCENTAGE
BUILDING	3,800	13.12%	3,800	13.12%
OTHER IMPERVIOUS SURFACES	8,583	29.64%	15,208	52.52%
TOTAL IMPERVIOUS COVERAGE	12,383	42.76%	19,008	65.64%



1091 PARK DRIVE
WATKINSVILLE, GA 30677

SUBMISSION / REVISION		
#	DATE	DESCRIPTION
1	7/6/22	INITIAL SUBMISSION

ISSUE DATE
07-06-2022

PROJECT NUMBER
#22-524

SHEET TITLE
**SPECIAL
EXCEPTION
VARIANCE**

SHEET NUMBER
C-100

R&C DEVELOPMENT ENTERPRISES, LLC
0 STONEBRIDGE PARKWAY
29.549 ACRES
TAX PARCEL B 06AA001
DEED BOOK 1567 PAGE 549
PLAT BOOK 28 PAGE 51
ZONED R-1

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION
ALL REQUIREMENTS OF THE OCOOEE COUNTY UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT (AND THE RELATED AS-BUILT DATA APPROVED ON (DATE)), THIS PLAT IS APPROVED SUBJECT TO ALL DEDICATIONS OF LAND TO THE PUBLIC SHOWN THEREON BEING ACCEPTED BY THE OCOOEE COUNTY BOARD OF COMMISSIONERS, ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS PLAT IS APPROVED FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT OF OCOOEE COUNTY, GEORGIA, SUBJECT TO MAINTENANCE AND GUARANTEE UNDER THE REQUIREMENTS OF THE DEVELOPMENT CODE.

[THIS APPROVAL RECOGNIZES THE RECEIPT OF PERFORMANCE SURETY BY OCOOEE COUNTY IN THE AMOUNT OF \$_____ TO ASSURE THE COMPLETION OF ALL REMAINING IMPROVEMENTS APPURTENANT TO THIS SUBDIVISION.]

PLANNING DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. THE UNDERSIGNED, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE OWNER OF THE LAND SHOWN ON THIS PLAT; THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE OCOOEE COUNTY UNIFIED DEVELOPMENT CODE; AND BY SEPARATE DEED OR AGREEMENTS DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, EASEMENTS AND PUBLIC GROUNDS SHOWN THEREON FOR THE PURPOSES THEREOF EXPRESSED.

OWNER'S NAME: _____ OWNER'S ADDRESS: _____

OWNER'S SIGNATURE: _____ DATE: _____

DESIGN AND CONSTRUCTION CERTIFICATE
I HEREBY CERTIFY THAT ALL IMPROVEMENTS HAVE BEEN DESIGNED AND CONSTRUCTED IN STRICT ACCORDANCE WITH THE APPROVED DEVELOPMENT CONSTRUCTION PLANS, PREPARED BY ME OR UNDER MY SUPERVISION, IN FULL COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE OF OCOOEE COUNTY, GEORGIA, LATEST EDITION, AND ANY AMENDMENTS THERETO AND/OR USUAL AND CUSTOMARY PROFESSIONAL PRACTICE.

BY (NAME): _____ PROFESSIONAL REGISTRATION NO. _____

DESIGNER'S SIGNATURE: _____ P.E. _____ R.L.S. _____ L.A. _____ (CHECK)

NOTE: THE DESIGN AND CONSTRUCTION CERTIFICATION MUST BE COMPLETED BY THE DESIGN PROFESSIONAL OF RECORD SEC. 1232 FINAL PLAT STATEMENTS AND CERTIFICATES.

HEALTH DEPARTMENT CERTIFICATION
THE LOTS SHOWN HAVE BEEN REVIEWED BY THE OCOOEE COUNTY HEALTH DEPARTMENT AS NOTED ON EACH LOT OF THE PLAT AND PLAT LEGEND. THE REVIEW WAS PERFORMED BASED ON INFORMATION SUBMITTED BY OTHER PROFESSIONALS AND ANY SUPPLEMENTAL INFORMATION PROVIDED THEREIN. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SIGNING AUTHORITY: _____

DATE: _____

TITLE: _____

CERTIFICATION OF WATER SYSTEM
I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED, AND/OR THE PLANS FOR PRIVATE WATER SUPPLIES IN THE SUBDIVISION PLAT ATTACHED HERETO MEET THE REQUIREMENTS OF THE OCOOEE COUNTY WATER RESOURCES DEPARTMENT.

WATER RESOURCES DEPARTMENT DIRECTOR _____

DATE: _____

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA
THE SELLER OR LEASOR OF ANY LOT SHOWN ON THIS FINAL SUBDIVISION PLAT SHALL BE RESPONSIBLE TO NOTIFY ANY POTENTIAL BUYER OR LESSEE OF AGRICULTURAL ACTIVITIES IN THE AREA IN ACCORDANCE WITH GEORGIA LAW, AS MAY BE APPLICABLE.

BUFFER VARIANCE
SPECIAL EXCEPTION VARIANCE NO. P20-0091 WAS APPROVED ON 07/07/2020 WHICH ELIMINATES THE 25' AND 50' BUFFERS BETWEEN LAND USES REQUIRED BY UDC SEC. 806 ALONG THE REAR PROPERTY LINE OF LOTS 9 AND 10.

NOTE: HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS AND PONDS.

N/E
TD MANAGEMENT LTD
2001 HOG MOUNTAIN RD
TAX PARCEL B 06 007C
D.B. 1675 PG. 1
P.B. 7 P.G. 277
ZONED B-2

N/E
OCOONE PLAZA PARTNERS, LLC
2081 HOG MOUNTAIN RD
TAX PARCEL B 06 007G
D.B. 1360 PG. 799
ZONED B-2

N/E
MPV, INC.
1021 PARK DR
TAX PARCEL B 06K 008
D.B. 759 PG. 665
P.B. 28 PG. 94
ZONED B-1

N/E
ALSEY & MEDICAL, LLC
1041 PARK DR
TAX PARCEL B 06K 002
D.B. 1152 PG. 721
P.B. 17 PG. 242
ZONED B-1

N/E
KENNETH G. WARE
1031 VILLAGE DR
TAX PARCEL B 06K 007
D.B. 876 PG. 235
P.B. 24 PG. 162
ZONED B-1

N/E
B-QUAD-T HOUSING, LLC & PERT, LLC
1091 PARK DR
TAX PARCEL B 06K 009B
D.B. 1385 PG. 710
P.B. C PG. 58
ZONED B-1

N/E
ATHENS/SAVANNAH PARTNERS, LLC
1031 STONEBRIDGE PKWY
TAX PARCEL B 06K 010C
D.B. 682 PG. 380
P.B. 30 PG. 117
ZONED B-1

N/E
1911 HOG MOUNTAIN RD
TAX PARCEL B 06 008
D.B. 41 PG. 260
P.B. 8 P.G. 342
ZONED Q-1-P

N/E
KIDDELAND, INC
1941 HOG MOUNTAIN RD
TAX PARCEL B 06 007E
D.B. 66 PG. 627
P.B. 9 P.G. 187
ZONED B-2

N/E
1793 HOG MOUNTAIN ROAD, LLC
1975 HOG MOUNTAIN RD
TAX PARCEL B 06 007B
D.B. 1675 PG. 1
P.B. 7 P.G. 277
ZONED B-2

N/E
1031 PARK DRIVE, LLC
1031 PARK DR
TAX PARCEL B 06K 001
D.B. 1290 PG. 128
P.B. 17 PG. 242
ZONED B-1

N/E
JIMMY GAY
1030 VILLAGE DR
TAX PARCEL B 06K 009A
D.B. 1675 PG. 511
P.B. 28 PG. 170
ZONED B-1

N/E
STONEBRIDGE OAKS
PROFESSIONAL OFFICE
1351 STONEBRIDGE PKWY
TAX PARCEL B 06K 010D
D.B. 396 P.G. 142
P.B. 26 P.G. 173
ZONED B-1 & Q-1-C

N/E
ATHENS REGIONAL HEALTH
RESOURCES, INC.
1351 STONEBRIDGE PKWY
TAX PARCEL B 06K 010E
C.M.P.B. 1 P.G. 44
C.M.P.B. 2 P.G. 45
ZONED B-1

N/E
NANCY K. GEREN
1871 HOG MOUNTAIN RD
TAX PARCEL B 06 0089B
D.B. 1115 PG. 731
P.B. 32 P.G. 243
ZONED B-1

N/E
C.T. MAXEY, JR.
1911 HOG MOUNTAIN RD
TAX PARCEL B 06 008
D.B. 41 PG. 260
P.B. 8 P.G. 342
ZONED Q-1-P

N/E
STONEBRIDGE OAKS
PROFESSIONAL OFFICE
1351 STONEBRIDGE PKWY
TAX PARCEL B 06K 010D
D.B. 396 P.G. 142
P.B. 26 P.G. 173
ZONED B-1 & Q-1-C

N/E
ATHENS REGIONAL HEALTH
RESOURCES, INC.
1351 STONEBRIDGE PKWY
TAX PARCEL B 06K 010E
C.M.P.B. 1 P.G. 44
C.M.P.B. 2 P.G. 45
ZONED B-1

N/E
NANCY K. GEREN
1871 HOG MOUNTAIN RD
TAX PARCEL B 06 0089B
D.B. 1115 PG. 731
P.B. 32 P.G. 243
ZONED B-1

N/E
C.T. MAXEY, JR.
1911 HOG MOUNTAIN RD
TAX PARCEL B 06 008
D.B. 41 PG. 260
P.B. 8 P.G. 342
ZONED Q-1-P

R&C DEVELOPMENT ENTERPRISES, LLC
0 HOG MOUNTAIN ROAD
10.009 ACRES
TAX PARCEL B 06AA001CA
DEED BOOK 1567 PAGE 549
PLAT BOOK 28 PAGE 51
ZONED R-1 (CONSERVATION AREA)

UTILITY PROVIDERS
WATER SUPPLY: OCOOEE COUNTY PUBLIC UTILITIES DEPARTMENT
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS.
POWER: WALTON EMC

UTILITY NOTE
SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Line #	Direction	Length
L1	S33°21'53"E	66.39'
L2	S11°42'38"W	20.03'
L3	S37°37'35"W	59.56'
L4	S40°28'18"W	119.64'
L5	S40°28'18"W	43.04'
L6	N40°28'18"E	13.89'
L7	N40°28'18"E	151.18'
L8	N40°28'18"E	120.00'
L9	N40°28'18"E	120.00'
L10	N40°28'18"E	29.18'
L11	N40°28'18"E	92.35'
L12	N37°37'35"E	127.57'
L13	N82°37'37"E	21.21'
L14	S52°22'25"E	104.87'
L15	S69°23'35"E	14.74'
L16	S69°23'35"E	48.98'
L17	N69°23'35"W	13.84'
L18	N69°23'35"W	49.88'
L19	N52°22'25"W	104.87'
L20	N07°22'25"W	21.21'
L21	N37°37'35"E	19.34'
L22	N52°22'25"W	31.92'
L23	S78°17'22"E	20.20'
L24	S33°21'53"E	130.30'
L25	S33°19'15"E	5.98'

Line #	Direction	Length
L26	S33°19'15"E	150.00'
L27	S33°19'15"E	142.64'
L28	N10°28'13"E	2.20'
L29	N79°43'53"W	50.03'
L30	S09°21'08"W	2.17'
L31	N79°26'31"W	99.74'
L32	N79°31'05"W	100.21'
L33	N79°23'43"W	118.87'
L34	N37°41'03"E	119.25'
L35	N37°36'19"E	113.71'
L36	N40°28'00"E	9.84'
L37	N40°28'13"E	112.72'
L38	N40°40'09"E	42.78'
L39	N40°40'09"E	43.32'
L40	N40°27'09"E	25.81'
L41	N40°27'53"E	114.51'
L42	N37°34'41"E	71.80'
L43	N37°34'41"E	125.08'
L44	N37°36'59"E	47.18'
L45	N37°37'04"E	100.95'
L46	N47°52'56"E	70.17'
L47	N48°52'27"E	19.90'
L48	S42°02'57"E	24.09'
L49	S52°29'27"E	57.75'
L50	S52°01'10"E	130.12'

Line #	Direction	Length
L51	N51°52'22"W	109.77'
L52	S35°29'51"E	57.36'
L53	N35°29'51"W	80.28'
L54	N33°17'27"W	69.78'
L55	S33°17'27"E	77.66'
L56	S33°17'27"E	46.39'
L57	S10°44'54"E	38.82'
L58	S10°44'54"E	19.58'
L59	N04°19'17"W	53.01'
L60	N15°34'39"E	52.67'
L61	N26°21'50"E	78.82'
L62	N5°45'43"E	75.32'
L63	N71°53'44"W	82.72'
L64	N71°53'44"W	85.31'
L65	N72°36'39"W	33.22'
L66	N72°36'39"W	33.22'
L67	N61°42'46"W	63.12'
L68	N48°09'29"W	33.35'
L69	S48°09'29"E	39.92'
L70	S23°36'53"W	49.75'
L71	N62°14'16"E	92.60'
L72	S28°15'16"W	46.07'

Curve #	Length	Radius	CHORD	CH. LENGTH
C1	68.61'	1025.45'	S35°14'58"E	68.60'
C2	134.90'	405.00'	S47°10'07"W	134.28'
C3	16.93'	345.00'	S39°01'57"W	16.93'
C4	21.68'	25.00'	S65°16'42"W	21.00'
C5	94.99'	60.00'	S44°45'49"W	85.38'
C6	94.25'	60.00'	S45°35'29"E	84.85'
C7	103.31'	60.00'	N40°05'01"E	91.01'
C8	21.68'	25.00'	N15°35'56"E	21.00'
C9	31.81'	25.00'	N76°53'10"E	29.70'
C10	152.67'	60.00'	N40°26'18"E	114.69'
C11	31.81'	25.00'	N03°59'27"E	29.70'
C12	47.12'	787.08'	N39°50'43"E	47.11'
C13	27.64'	405.00'	S54°19'45"E	27.64'
C14	92.66'	405.00'	S62°50'19"E	92.46'
C15	21.68'	25.00'	S44°33'11"E	21.00'
C16	44.02'	60.00'	S40°43'46"E	43.04'
C17	61.63'	60.00'	N88°49'38"E	58.96'
C18	68.58'	60.00'	N26°39'16"E	64.91'
C19	118.31'	60.00'	N62°34'56"W	100.06'
C20	21.68'	25.00'	S85°46'02"W	21.00'
C21	55.19'	345.00'	N64°48'35"W	55.14'
C22	47.29'	345.00'	N56°18'00"W	47.25'
C23	114.91'	345.00'	N47°10'07"E	114.38'
C24	14.20'	434.60'	S32°25'57"E	14.20'
C25	69.09'	434.60'	S50°21'18"W	69.02'

GENERAL NOTES

- FIELD SURVEY WAS COMPLETED ON 03/18/2022.
- OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: R&C DEVELOPMENT ENTERPRISES, INC., OCOOEE COUNTY, GEORGIA, LOT AREA 1,723,112 SF, 39.57 ACRES, DEED BOOK 1567 PAGE 549, PLAT BOOK 28 PAGE 51, TAX MAP PARCEL ID'S B 06AA001 AND B 06AA001CA.
- TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
- SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NUMBERS 13219C00050, 13219C00700, 13219C001300, 13219C001350, ALL WITH AN EFFECTIVE DATE OF 09/02/2009 FOR COMMUNITY NUMBER 130453, OCOOEE COUNTY, GEORGIA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
- THIS SITE IS ZONED R-1.
- NO VISIBLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
- THIS PROPERTY MAY OR NOT MAY CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
- THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,874 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: 3 SECOND LEICA TS16 SERIES TOTAL STATION AND A 100 FOOT STEEL CHAIN.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,531 FEET.

WILLARD COY TUNNELL, JR., GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3224.

ADDRESS: 355 ONETA STREET, STE. D100, ATHENS, GEORGIA 30601 TELEPHONE NUMBER: 706-310-0400

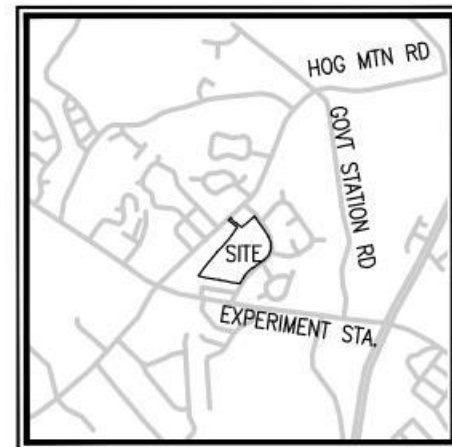
SURVEYOR'S SIGNATURE: _____ DATE: _____

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224

DATE



VICINITY MAP
NOT TO SCALE

SURVEY LEGEND	
B.S.L.	BUILDING SETBACK LINE
CMP	CORRUGATED METAL PIPE
DEED BOOK	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
DP	DRAINAGE DEPARTMENT CONNECTION
FES	FLARED END SECTION (STORM)
FEL	FINISHED FLOOR ELEVATION
GA	GEORGIA
HDPE	HIGH DENSITY POLYETHYLENE
INVERT ELEVATION	INVERT ELEVATION
OC	OUTLET CONTROL STRUCTURE
OCB	OUTLET CONTROL BOX
PL	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE
SCE	SANITARY SEWER EASEMENT
CMF	CONCRETE MONUMENT FOUND
IFP	IRON PIN FOUND
IFP SET	IRON PIN SET (1/2" REBAR)
OTF	OPEN TOP PIPE
POC	POINT OF COMMENCEMENT
RIGHT-OF-WAY	RIGHT-OF-WAY
TPOB	TRUE POINT OF BEGINNING
TP	TYPICAL
PROPER CORNER FOUND	PROPER CORNER FOUND
IRON PIN SET (PS)	IRON PIN SET (PS)
PROPERTY CORNER	PROPERTY CORNER
CMF-CONCRETE MONUMENT FOUND	CMF-CONCRETE MONUMENT FOUND
ELEVATION BENCHMARK	ELEVATION BENCHMARK
DELTA (SURVEY CONTROL)	DELTA (SURVEY CONTROL)
CB	CATCH BASIN
CO	CLEANOUT
FD	FIBER OPTIC (MARKER)
FI	FIRE HYDRANT
GS	GAS VALVE
GS	GAS METER
GS	GAS MARKER
HW	HEADWALL
JB	JUNCTION BOX
LP	LIGHT POLE
MANHOLE	MANHOLE
SSMH-SANITARY SEWER MANHOLE	SSMH-SANITARY SEWER MANHOLE
TPED	TELEPHONE PEDESTAL
WI	WATER INLET
WM	WATER METER
WV	WATER VALVE
UTILITY POLE	UTILITY POLE
TRANS - POWER TRANSFORMER	TRANS - POWER TRANSFORMER
CABLE BOX	CABLE BOX
OVERHEAD UTILITY	OVERHEAD UTILITY
UNDERGROUND POWER	UNDERGROUND POWER
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
TRAFFIC UTILITY	TRAFFIC UTILITY
FIBER-OPTIC	FIBER-OPTIC
NATURAL GAS	NATURAL GAS
FLOODPLAIN	FLOODPLAIN
SANITARY SEWER	SANITARY SEWER
SEWER FORCE MAIN	SEWER FORCE MAIN
SANITARY SEWER SERVICE	SANITARY SEWER SERVICE
WATERLINE	WATERLINE

LOT ADDRESS, ROADWAY ABBREVIATIONS

STB. PKWY - STONEBRIDGE PARKWAY
R.D. - RUTLEDGE DRIVE
R.N.Y. CT - RAINY CREEK

REFERENCES

OUR "SURVEY" FOR VILLAGE AT STONEBRIDGE, DATED 06/28/2019, AND RECORDED IN PLAT BOOK 2019 PAGE 78, OCOOEE COUNTY RECORDS.

PLAT BOOK 2019 PAGE 3

DEED BOOK 1567 PAGE 549 & PLAT BOOK 28 PAGE 51

R-1 ZONING REGULATIONS

MIN. FRONT YARD: 30'
MIN. SIDE YARD: 10'
MIN. REAR YARD: 40'
MAX. BUILDING HEIGHT: 40'

NOTE: WHERE THE WIDTH OF A UTILITY EASEMENT OR BUFFER EXCEEDS THE SETBACK WITHIN THE EASEMENT OR BUFFER LINE SHALL BE CONSIDERED THE SETBACK LINE.

VILLAGE AT STONEBRIDGE

STONEBRIDGE PARKWAY
OCOONE COUNTY, GEORGIA
G.M.D. 221

FINAL PLAT FOR:

DATE: 07/06/2022

DRAWN BY: REH

CHECKED BY: WCT

REVISIONS

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